136.0	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,054,700	/	1,054,700
USE VALUE:	1,054,700	/	1,054,700
ASSESSED:	1,054,700	/	1,054,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NARSULE CHAITAN K
Owner 2:	STEVENSON ELIZABETH K
Owner 3:	
Street 1:	32 HILLSDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	IVERS LOUISE R/ ESTATE -
Owner 2:	-
Street 1:	32 HILLSDALE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 2287 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6040.000	507,400	6,200	541,100	1,054,700
Total Card	0.139	507,400	6,200	541,100	1,054,700
Total Parcel	0.139	507,400	6,200	541,100	1,054,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.27 | /Parcel: 461.27

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	87293
GIS Ref	
GIS Ref	
Insp Date	07/27/20

!10550!

PREVIOUS ASSESSMENT

Parcel ID 136.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	507,400	6200	6,040.	541,100	1,054,700		Year end	12/23/2021
2021	101	FV	493,500	6200	6,040.	541,100	1,040,800		Year End Roll	12/10/2020
2020	101	FV	424,300	6200	6,040.	541,100	971,600	971,600	Year End Roll	12/18/2019
2019	101	FV	311,200	6400	6,040.	571,100	888,700	888,700	Year End Roll	1/3/2019
2018	101	FV	311,200	6400	6,040.	420,800	738,400	738,400	Year End Roll	12/20/2017
2017	101	FV	311,200	5100	6,040.	402,800	719,100	719,100	Year End Roll	1/3/2017
2016	101	FV	311,200	5100	6,040.	372,700	689,000	689,000	Year End	1/4/2016
2015	101	FV	299,300	5100	6,040.	312,600	617,000	617,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:54:47

LAST REV

Date	Time
10/06/20	11:17:20
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10550

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IVERS LOUISE R/	72991-336	1	7/25/2019		1,100,000	No	No		
	14045-397		8/1/1980		96,000	No	No		Louise R Ivers dod 2/11/2019

USER DEFINED

Prior Id # 1:	87293
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1417	Alterati	177,531					
3/4/1998	103	Manual	2,500					REROOF
4/8/1997	152	Manual	9,000					CEDAR SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2020	Measured	DGM	D Mann
9/29/2017	MEAS&NOTICE	HS	Hanne S
1/7/2009	Meas/Inspect	345	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6040		Sq. Ft.	Site		0	90.	1.00	10									541,078						541,100	

Total AC/HA:	0.13866	Total SF/SM:	6040	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	541,078	Spl Credit		Total:	541,100

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE W/ STONE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.25553632
Const Adj.:	1.05305326
Adj $ / SQ:	185.101
Other Features:	111500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	568859
Depreciation:	61437
Depreciated Total:	507423

COMMENTS

HEAT IN UAT NOT WORKING. FP IN BMT NOT WORKING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

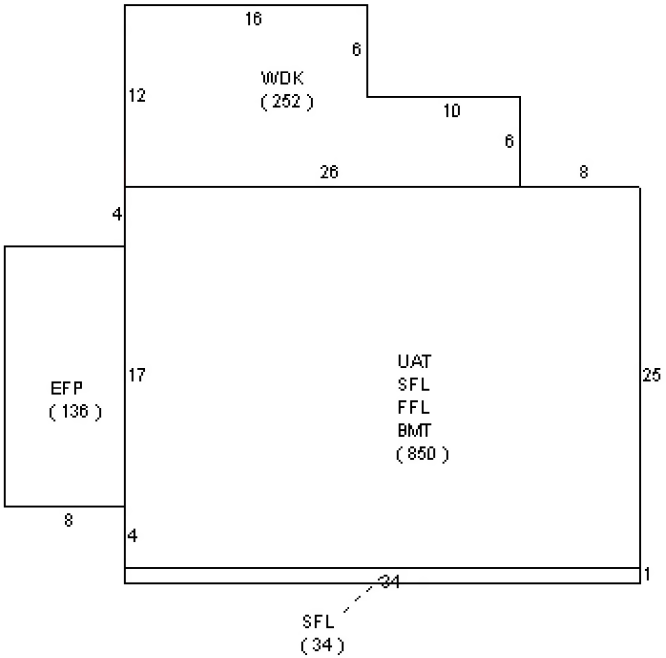
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	203.61
Special Features:	0	Val/Su Net:	159.31
Final Total:	507400	Val/Su SzAd	292.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	884	185.100	163,629
BMT	Basement	850	62.640	53,242
FFL	First Floor	850	185.100	157,335
WDK	Deck	252	10.500	2,645
UAT	Upper Attic	213	103.660	22,027
EFP	Enclos Porch	136	49.750	6,766

Net Sketched Area:	3,185			Total:	405,644
Size Ad	1734	Gross Area	3822	FinArea	2287

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1935	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	8X14	A	AV	2000	5.60	T	15.2	101			500			500
19	Patio	D	Y	1	10X14	A	AV	2010	4.93	T	7.2	101			600			600

More:	N	Total Yard Items:	6,200	Total Special Featues:	Total: 6,200